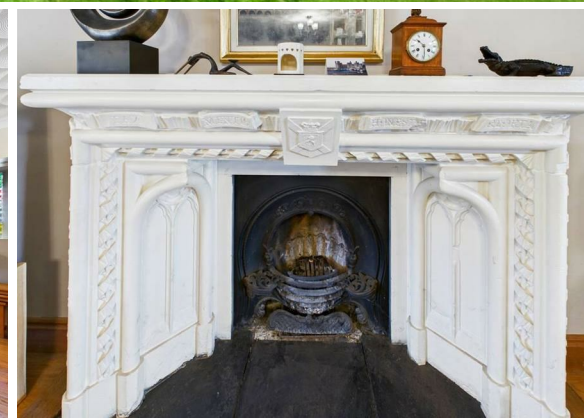




4 Bed
House - Detached
located in
Knottingley

Offers Over £650,000



LOGIC
REAL ESTATE

Cattlelaith Lane
Knottingley
WF11 0AA



Tucked away in a peaceful and private setting, this substantial stone-built family home perfectly blends traditional charm with generous proportions, making it ideal for modern family living. Approached via a sweeping gravel driveway, the property immediately captivates with its characterful stone façade and classic red tiled roof.

The accommodation is arranged over two floors and offers a versatile layout designed to adapt to the needs of a growing family. The property benefits from both upstairs and downstairs bathrooms, each finished to a high standard. One features a sleek walk-in shower, while the other offers a contemporary suite with both bath and separate shower. Upstairs, there are four well-proportioned double bedrooms, each with its own unique character. Some include built-in storage, while others enjoy dual-aspect windows and delightful views over the gardens.

The outdoor space is equally impressive, featuring a large, private garden bordered by mature trees and shrubs, providing both beauty and seclusion. A generous paved terrace extends from the house — perfect for alfresco dining and summer entertaining — leading onto a well-kept lawn ideal for children to play or for keen gardeners to enjoy.

Situated on the outskirts of Knottingley, the property enjoys a convenient location with amenities, schools, and transport links in easy reach. Knottingley Station provides regular services to Leeds and beyond, while the nearby motorway network offers easy access to Wakefield, Pontefract, and further afield — ensuring the perfect balance between countryside tranquillity and modern connectivity.

Kitchen/Dining Room 23'11" x 12'11"

At the heart of the home lies the spacious Shaker-style breakfast kitchen, beautifully fitted with soft grey cabinetry, warm wooden worktops, and a range-style cooker with stainless steel extractor. Integrated appliances add convenience, while the generous dining area provides ample space for a family table and relaxed seating by a large window that frames garden views and floods the room with natural light.

Lounge 21'4" x 28'8"

The main lounge is a true standout feature, centred around a striking fireplace with decorative stained-glass windows to either side. Wooden flooring runs throughout, and the large windows and patio doors create a bright, inviting atmosphere. This impressive room offers ample space for both sitting and dining areas — perfect for family gatherings and entertaining guests. A second reception room adds flexibility, ideal for use as a formal dining room, cosy snug, or home office.

Rear Entrance Room Access to the rear garden.

Dining Room/Bedroom

Currently being used as a bedroom, this dining room/reception room is perfect for family meals or when entertaining guests. Wood effect flooring. Double glaze UPVC windows looking to the rear. Central heated radiator.

WC

WC with wall mounted flush. Wash hand basin with stainless steel taps. Wood effect flooring. Frosted UPVC double glazed window looking to the side of the property.

Bathroom One

Modern white suite comprising of a walk in shower with shower screen and waterfall shower above. Tiles walls throughout. Wall mounted wash hand basin with mixer tap. Two built in storage cupboards. Wood effect flooring. Frosted double glazed UPVC window looking to the side elevation.

Landing

Access to four bedrooms and the bathroom. Carpeted throughout.

Bedroom One

8'12" x 13'1"

Built in wardrobes. Double glazed UPVC window looking to the front of the property. Carpeted throughout.

Bedroom Two

15'1" x 12'2"

Built in wardrobe. Double glazed UPVC window looking to the side of the property. Wood effect flooring.

Bedroom Three

10'6" x 11'

Double glazed UPVC window looking to the rear elevation. Carpeted throughout.

Bedroom Four

14'9" x 7'10"

Wood effect flooring. Double glazed UPVC window looking to the side. Central heated radiator.

Bathroom Two

Corner shower with shower above. Panel bath with stainless steel taps. Wash hand basin within built in storage counters. WC with wall mounted flush. Chrome central heated towel rail. Tiled effect flooring. Double glazed UPVC frosted window to the side.

External

Beyond, the property includes a substantial outbuilding offering excellent potential for conversion, with initial plans drawn for a two-bedroom apartment/annexe (subject to planning approval). In addition, a separate paddock with water and electricity supply offers potential for equestrian or recreational use.



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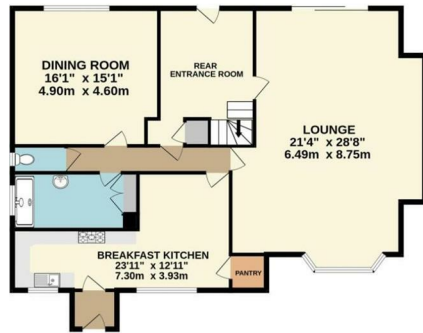
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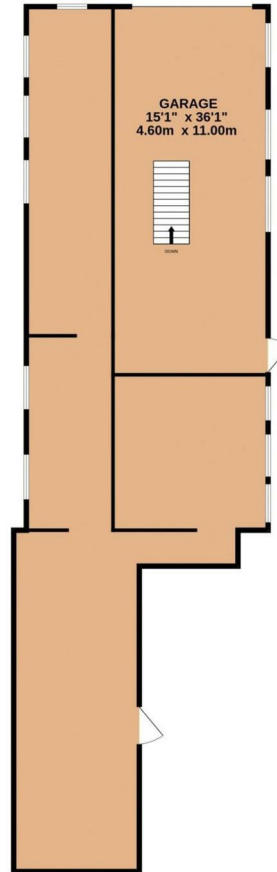
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GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



GARAGE
2081 sq.ft. (193.3 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 4163 sq.ft. (386.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

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